

DG Appraisals

Main File No. 43865131 Page #1

**Exterior-Only Inspection Residential Appraisal Report**

File # 4386513

<p>The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.</p> <p><b>Property Address:</b> 67 Averell Dr. <b>City:</b> Morris Plains <b>State:</b> NJ <b>Zip Code:</b> 07950  <b>Borrower:</b> Lisa Haydon <b>Owner of Public Record:</b> Haydon, Lisa Marie <b>County:</b> Morris  <b>Legal Description:</b> Block #13.03 Lot #21 <b>Parcels:</b> Parsippany Township  <b>Assessor's Parcel #:</b> 2329-00013-0003-00021-0000 <b>Tax Year:</b> 2017 <b>R.E. Taxes \$:</b> 8,743  <b>Neighborhood Name:</b> Skyview Heights <b>Map Reference:</b> HAG HH-20-16 <b>Census Tract:</b> 0418.01  <b>Occupant:</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <b>Special Assessments \$:</b> 0 <b>PUD:</b> <input type="checkbox"/> <b>HOA \$:</b> 170 <b>per year:</b> <input type="checkbox"/> <b>per month:</b> <input type="checkbox"/>  <b>Property Rights Appraised:</b> <input checked="" type="checkbox"/> Fee Simple <b>Leasehold:</b> <input type="checkbox"/> <b>Other (describe):</b> _____  <b>Assessment Type:</b> <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe): Estimate Market Value  <b>Lender/Client:</b> Select Portfolio Servicing, Inc. <b>Address:</b> 3217 Decker Lake Dr, West Valley City, UT 84119  <p>Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Report data source(s) used, offering price(s), and date(s). A search of readily available public records and realtor data, MLS etc. revealed no listings of the subject property within the past twelve months.</p> <p>I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.</p> </p>																																																																																					
<p><b>CONTRACT</b></p> <p><b>Contract Price \$:</b> _____ <b>Date of Contract:</b> _____ <b>Is the property seller the owner of public record?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Data Source(s):</b> _____  <b>Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>If Yes, report the total dollar amount and describe the items to be paid.</b> _____</p>																																																																																					
<p><b>NEIGHBORHOOD</b></p> <p><b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b></p> <table border="1"> <thead> <tr> <th colspan="3">Neighborhood Characteristics</th> <th colspan="3">One-Unit Housing Trends</th> <th colspan="3">One-Unit Housing</th> <th>Present Land Use %</th> </tr> <tr> <th>Location</th> <th>Urban</th> <th>Suburban</th> <th>Rural</th> <th>Property Values</th> <th>Increasing</th> <th>Stable</th> <th>Declining</th> <th>PRICE</th> <th>AGE</th> <th>One-Unit</th> <th>83 %</th> </tr> </thead> <tbody> <tr> <td>Built-Up</td> <td><input checked="" type="checkbox"/> Over 75%</td> <td>25-75%</td> <td>Under 25%</td> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td>\$/1000</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> </tr> <tr> <td>Growth</td> <td><input checked="" type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td>Marketing Time</td> <td><input checked="" type="checkbox"/> Under 3 mths</td> <td>3-6 mths</td> <td><input type="checkbox"/> Over 6 mths</td> <td>150</td> <td>Low</td> <td>Multi-Family</td> <td>5 %</td> </tr> <tr> <td>Neighborhood Boundaries</td> <td colspan="9">The subject's market area is bordered by Route 10 to the north, Route 202 to the east, West Hanover Avenue to the south and the town of Denville to the west.</td> <td>950</td> <td>High</td> <td>80</td> <td>Commercial</td> <td>10 %</td> </tr> <tr> <td>Neighborhood Description</td> <td colspan="9">See attached addenda.</td> <td>400</td> <td>Med.</td> <td>35</td> <td>Other</td> <td>2 %</td> </tr> </tbody> </table> <p>Market Conditions (including support for the above conclusions) Current sales/listings indicate a stabilization in property values (depending on market sector) with supply and demand generally in balance. Conventional and governmental financing is indicated and sales concessions, although not prevalent, are not uncommon. Reasonably priced properties still typically sell within 1-3 months.</p> <p>Dimensions 2,614 sf <b>Area:</b> 2,614 sf <b>Shape:</b> Rectangular <b>View:</b> N/Ros.</p> <p><b>Specific Zoning Classification:</b> R1MR <b>Zoning Description:</b> Residential <b>View:</b> N/Ros.</p> <p><b>Zoning Compliance:</b> <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Legal (describe): _____</p> <p>Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If No, describe:</b> _____</p>										Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	83 %	Built-Up	<input checked="" type="checkbox"/> Over 75%	25-75%	Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$/1000	(yrs)	2-4 Unit	%	Growth	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	3-6 mths	<input type="checkbox"/> Over 6 mths	150	Low	Multi-Family	5 %	Neighborhood Boundaries	The subject's market area is bordered by Route 10 to the north, Route 202 to the east, West Hanover Avenue to the south and the town of Denville to the west.									950	High	80	Commercial	10 %	Neighborhood Description	See attached addenda.									400	Med.	35	Other	2 %
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<p><b>SOURCES</b> Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal File <input checked="" type="checkbox"/> MLS <input type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner  <input type="checkbox"/> Other (describe): _____</p> <p>Data Source for Gross Living Area <b>Tax / Inspection:</b> _____</p> <table border="1"> <thead> <tr> <th>General Description</th> <th>General Description</th> <th>Heating/Cooling</th> <th>Amenities</th> <th>Car Storage</th> </tr> </thead> <tbody> <tr> <td>Units: <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit</td> <td>Concrete Slab <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> PWA <input type="checkbox"/> RWBB <input checked="" type="checkbox"/> Fireplace(s) # 1</td> <td><input type="checkbox"/> Radiant</td> <td><input type="checkbox"/> Woodstove(s) # 0</td> <td><input type="checkbox"/> Driveway # of Cars: 1</td> </tr> <tr> <td># of Stories: 2</td> <td>Full Basement <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished <input type="checkbox"/> Other</td> <td><input type="checkbox"/> Other</td> <td><input checked="" type="checkbox"/> Patio/Deck: 0/1</td> <td><input type="checkbox"/> Driveway Surface: Asphalt</td> </tr> <tr> <td>Type: Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit</td> <td>Exterior Walls: Vind. <input type="checkbox"/> Comp. 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<p><b>ENVIRONMENT</b></p> <p>Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>If Yes, describe:</b> _____</p> <p>See Attached.</p> <p>Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If No, describe:</b> _____</p> <p>The subject's design, appeal, condition, quality of construction and present usage appears consistent and conforming with its neighborhood and general market area.</p>																																																																																					



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Exterior-Only Inspection Residential Appraisal Report File # 4386513

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 375,000 to \$ 449,900.				
There are 27 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 365,000 to \$ 450,000.				
FEATURE	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Address	67 Averell Dr Morris Plains, NJ 07950	90 Edgefield Dr Morris Plains, NJ 07950	24 Edgefield Dr Morris Plains, NJ 07950	27 Pinfold Ct Morris Plains, NJ 07950
Proximity to Subject		0.06 miles W	0.12 miles NE	0.94 miles N
Sale Price	\$ 410,000	\$ 425,000	\$ 398,000	
Sale Price/Gross Ltv. Amt.	\$ 247,18 sqft	\$ 224,18 sqft	\$ 225,11 sqft	
Data Source(s)	GSMLS #3433257;DOM 54	GSMLS #34461685;DOM 17	GSMLS #3449575;DOM 41	
Verification Source(s)	Tax Records and MLS Closed	Tax Assessor and MLS Closed	Tax Records and MLS Closed	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv:0	ArmLth Conv:0	ArmLth Conv:0	
Date of Sale/Time	04/18/2018	07/18/2018	05/18/2018	
Location	N:Res.	N:Res.	N:Res.	
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	2,614 sf	2,614 sf	2,614 sf	2,178 sf 0
View	N:Res. B:Woods	B:Woods	B:Woods	N:Res.
Design (Style)	AT2:Twnhse/Int	AT2:Twnhse/Int	AT2:Twnhse/Int	AT2:Twnhse/Int
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	27	27	25	0/17 0
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms Bath	Total Bdrms Bath	Total Bdrms Bath	Total Bdrms Bath
Room Count	5 1 2 2.1	5 1 2 2.1	6 1 2 2.1	6 1 2 2.1
Gross Living Area	1,856 sqft	1,856 sqft	1,898 sqft	1,768 sqft -3,900
Basement & Finished Rooms Below Grade	800sf600sfwo 1mbr1.0ba0o	800sf600sfwo	+2,000 600sf0sfwo	+2,000 600sf0sfwo 0
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFWACAC	GFWACAC	GFWACAC	GFWACAC
Energy Efficient Items	None	None	None	None
Garage/Carport	1ga1dw	1ga1dw	1gb1dw	01ga1dw
Porch/Patio/Deck	Deck	Deck	Deck/Porch	-1,000 Deck/Porch -1,000
Amenities	Fireplace	Fireplace	Fireplace	Fireplace
Actual Town	Parsippany	Parsippany	Parsippany	Parsippany
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,100	
Adjusted Sale Price of Comparables	Not Adj. 0.1% Gross Adj. 4.4% \$ 411,800	Net Adj. 1.9% Gross Adj. 6.6% \$ 417,100	Net Adj. 0.8% Gross Adj. 3.2% \$ 401,100	
I did not research the sale or transfer history of the subject property and comparable sales. If not, explain A review of readily available data via public records, Realtor sources, MLS, etc. has been made.				

Key research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Public Records and MLS System(s)

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Public Records and MLS System(s)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (input additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Effective Date of Data Source(s)	07/09/2018	07/09/2018	07/09/2018	07/09/2018

Analysis of prior sale or transfer history of the subject property and comparable sales Market data did not indicate any prior sales of the subject property within the past three years or the comparable sales within the past twelve months.

Summary of Sales Comparison Approach: See attached addenda.

Indicated Value by Sales Comparison Approach \$ 410,000

Indicated Value by Sales Comparison Approach \$ 410,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

Recent sales of comparable properties after adjustments support the market value estimate. Estimated market value is supported by two of the three adjusted sale prices of closed comparables (sales #1 and 2) with weight given to all sales. Estimated value is also supported by additional listings supplied.

This appraisal is made  as is,  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 410,000, as of 07/09/2018, which is the date of inspection and the effective date of this appraisal.

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**Exterior-Only Inspection Residential Appraisal Report**

File # 43865131

<p>Please be advised that this appraisal (as per client's request) is based on an exterior inspection only and has been completed on the Fannie Mae Form 2055. Condition of all interior amenities, utilities, etc. are unknown and assumed to be in working order. Furthermore, overall structural soundness is unknown. Unless otherwise noted, gross living area estimate for the subject is based on a visual inspection from the street. Also, please be advised that as a "drive-by" appraisal, we could not be aware of any interior features, faults, etc. which could substantially affect the subject value (i.e. customized features, etc.). We reserve the right to amend this report after any required interior inspection. In addition it is assumed the interior condition of the property is the same as the exterior condition when an exterior evaluation is being completed. Attempts to research and report the current interior condition of the subject has been made using on-line resources (MLS, Public Records, etc.). If none are available it is assumed the interior condition of the subject is similar to the observed exterior condition.</p> <p>The signatures appearing on the appraisal report are digital signatures. The digital signatures are password protected to prevent their unauthorized use. Fannie Mae and Freddie Mac approve the use of digital signatures. Digital signatures are also approved under USPAP standards and carry the same level of authenticity and responsibility as ink signatures on a paper copy.</p> <p>No personal items were included in the final value estimate. Square footage estimates on comparable sales are based on information from various sources. All comparable sales utilized have been physically inspected from the street by this appraiser. At times, some photographs presented have been reproduced from MLS data etc. as is permitted and acceptable to Fannie Mae, Freddie Mac and various other investors. This is precipitated by either the inaccessibility of some properties for clear photographs and/or due to extensive renovations and additions being completed within this market area. Photographs from these sources represent the true condition/configuration of the comparable at the time of sale.</p> <p>The Intended User of this appraisal report is the Lender/Client. The intended Use is to evaluate the property that is the subject of this appraisal for market value purposes, subject to the stated Scope or Work purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended Users are identified by the appraiser.</p> <p>This appraisal conforms to USPAP and FDIC regulations. The contents of this report and the analysis presented herein comply with all applicable FIRREA TITLE XI regulations and guideline requirements.</p> <p>I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the three year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.</p> <p>Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. The opinion of reasonable exposure time linked to the value opinion appears to be the same as marketing time in the neighborhood section, unless otherwise indicated in this report. If there is a difference between exposure time and marketing time, the appraiser has provided an explanation within the addendum. With this particular appraisal report, the exposure time mirrors the marketing time.</p>							
<b>COST APPROACH TO VALUE (not required by Fannie Mae)</b>							
<p>Provide adequate information for the lender/client to replicate the below cost figures and calculations.</p> <p>Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value).</p>							
<b>COST APPROACH</b>	ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	150,000	
	Source of cost data:		DWELLING	Sq. Ft. @ \$	= \$		
	Quotily citing from cost service		Effective date of cost data	Sq. Ft. @ \$	= \$		
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		Garage/Carport	Sq. Ft. @ \$	= \$		
	The cost approach was not applicable to this particular assignment due to the difficulty in estimating accrued depreciation in subjects of this age coupled with the lack of vacant land sales within the well established market area. Additionally, this report required an exterior inspection only and any basis for cost approach would be subjective at best.		Total Estimate of Cost-New		= \$		
			Less:	Physical	Functional	External	
			Depreciation			= \$	
			Degraded Cost of Improvements			= \$	
			'As-Is' Value of Site Improvements			= \$	
	Estimated Remaining Economic Life (HUD and VA only)		65 Years	INDICATED VALUE BY COST APPROACH	= \$	0	
<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b>							
Estimated Monthly Market Rent \$		0	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach		
Summary of Income Approach (including support for market rent and GRM):		The Income Approach was not applicable as this is an owner-occupied single family dwelling (no income being generated).					
<b>PROJECT INFORMATION FOR PUDs (if applicable)</b>							
Is the developer/builder in control of the Homeowners' Association (HOA)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Unit type(s)	Detached	<input checked="" type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.							
Legal Name of Project		Skyview Heights					
Total number of phases		1	Total number of units	204	Total number of units sold		204
Total number of units rented		10	Total number of units for sale	1	Data source(s)		MLS (1 resale available at time of inspection).
Was the project created by the conversion of existing building(s) into a PUD?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, date of conversion				
Does the project contain any multi-dwelling units?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source(s)				
Are the units, common elements, and recreation facilities complete?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, describe the status of completion.				
Are the common elements leased to or by the Homeowners' Association?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, describe the rental terms and options.				
Describes common elements and recreational facilities		Pool, Tennis Courts, Clubhouse, Tot Lots, Walks and Grounds.					



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**Exterior-Only Inspection Residential Appraisal Report** File # 4386513

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following: definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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**Exterior-Only Inspection Residential Appraisal Report** File # 43865131

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



**Exterior-Only Inspection Residential Appraisal Report** File # 4386513

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAYER**

Signature \_\_\_\_\_  
Name: David Gincman  
Company Name: DG Appraisal  
Company Address: 16 Highview Terrace, Randolph, NJ 07869

Telephone Number (201) 874-9473

Email Address dgappral@optimum.net

Date of Signature and Report 07/10/2018

Effective Date of Appraisal 07/09/2018

State Certification # \_\_\_\_\_

or State License # 42RA00097000

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State: NJ

Expiration Date of Certification or License 12/31/2019

**ADDRESS OF PROPERTY APPRAISED**

57 Averill Dr  
Morris Plains, NJ 07950

APPRaised VALUE OF SUBJECT PROPERTY \$ 410,000

**LENDER/CLIENT**

Name: RRReview  
Company Name: Select Portfolio Servicing, Inc.  
Company Address: 3217 Decker Lake Dr, West Valley City, UT 84119

Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
Date of inspection \_\_\_\_\_

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of inspection \_\_\_\_\_



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**Supplemental Addendum**

File No. 4386513

Borrower/Client	Lisa Haydon				
Property Address	67 Averell Dr				
City	Morris Plains	County	Morris		
Lender	Select Portfolio Servicing, Inc.	State	NJ	Zip Code	07950

**• Exterior-Only : Improvements - Physical Deficiencies or Adverse Conditions**

None apparent however, this appraiser is not qualified to determine the structural soundness or integrity of the property and recommends a professional engineer, etc. to be retained to make this determination should the lender see fit. It should be reiterated that this appraiser observed no signs of structural deficiencies and his notification is offered only as a means of conveying the fact that this appraiser is not a structural engineer and should not be relied on as such.

**• Exterior-Only : Neighborhood - Description**

The subject is located in an established development known as "Skyview Heights" which contains 204 properties. This surrounding area consists of various style single family dwellings, condominiums (Multi-Family), convenience commercial properties, parks and (other) which represents vacant land. Access to major highways such as Route 10, 287 and 202 is good and New Jersey Transit is within close proximity. This is common to the area and not a detriment to value. Maintenance is average and future marketability should remain satisfactory. Note, subject is physically located in Parsippany Township having a Morris Plains mailing address.

**APPROACHES TO VALUE:**

USPAP Standards Rule 2-2(b)(vii) requires the appraiser to summarize the information analyzed, the appraisal methods and techniques employed and the reasoning that supports the analysis, opinions and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained. Sales Approach is utilized in report. Cost and Income Approach are excluded therefore, the sales approach is most relevant to report.

**HIGHEST AND BEST USE:**

It should be noted that the subject property is a single family property in a single family residential zone and the current use is the highest and best use. This property displays the criteria of being legally permissible, physically possible, financially feasible and maximally productive as its current use being the highest and best use.

**• Exterior-Only : Sales Comparison Analysis - Summary of Sales Comparison Approach**

Market analysis revealed three recent closed sales and three active listings similar to the subject. It should be noted listing #2 is over the customary mile radius however, it is still considered to be in the same market area as the subject.

Appropriate view adjustments (i.e. 2%) were made to sales #1 and 2 and listing #2 due to these properties displaying a superior rear woods view.

Basement & Finished adjustments made to comparables are based on the existence of a walk out basement versus an interior only. Also, basement Rooms Below Grade adjustments were made when necessary to comparables based on the differential in the number of finished rooms below grade only.

A number of adjustments were made to each sale yet, all net and gross adjustments are practical and reasonable for this particular market area.

Gross living area adjustments are based on \$35 per square foot rounded which was made for a minimum of one hundred square foot differential. No site adjustments made due to all comparables are within a minimum of 5,000 square foot site area differential.

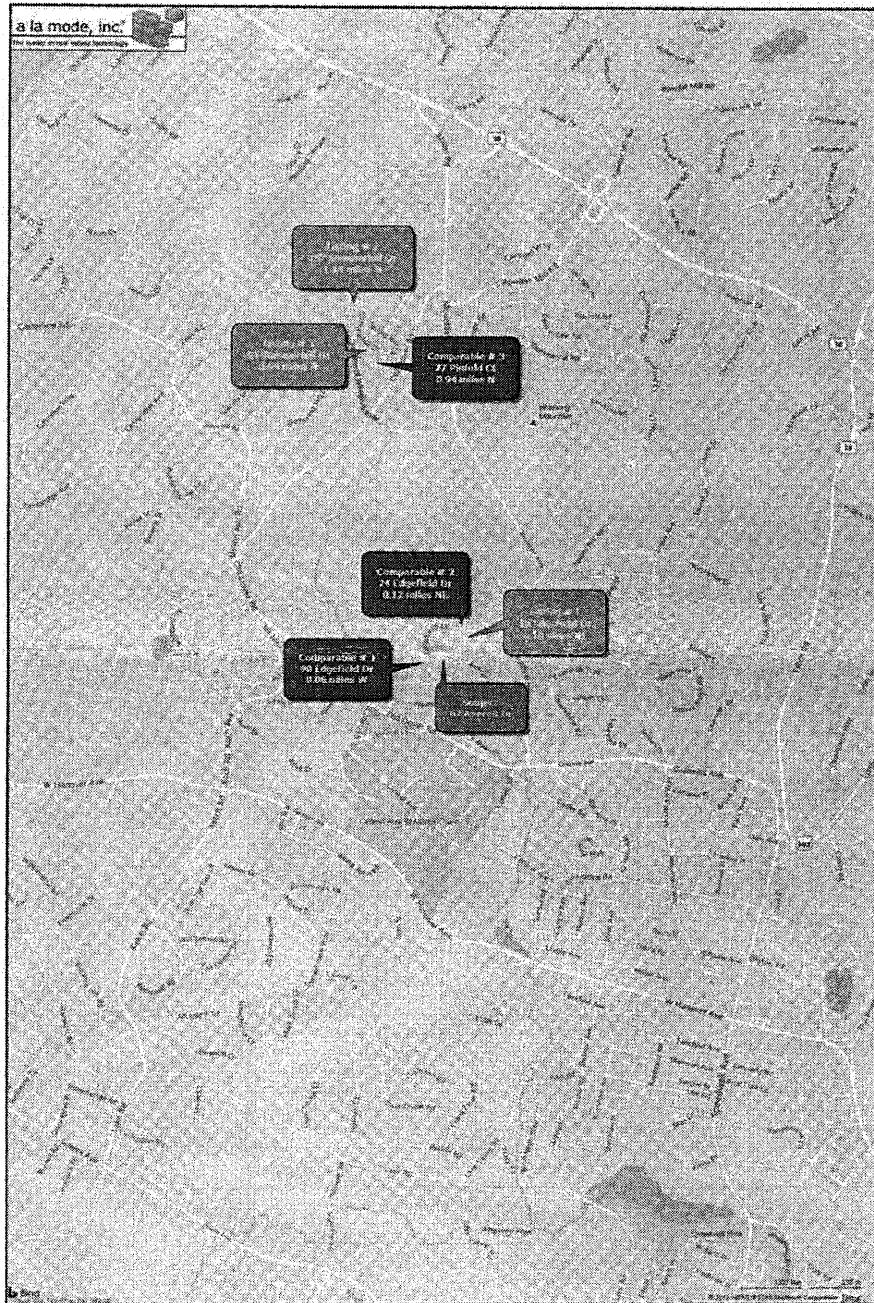
Furthermore, it is this appraiser's opinion that all comparables displayed are the closest and most similar sales available at the time of inspection.

The subject and all comparables are physically located in Parsippany Township all having a Morris Plains mailing address. Compensation for this report is Appraiser: \$250. AMC: \$100.

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**Location Map**

Borrower/Client	Lisa Haydon		
Property Address	67 Averell Dr		
City	Morris Plains		
County	Morris	State	NJ
Lender	Select Portfolio Servicing, Inc.	Zip Code	07950



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Case File No. 4386513, Page #10

**Market Conditions Addendum to the Appraisal Report**

File No. 4386513

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.					
Property Address	67 Averill Dr	City	Morris Plains	State	NJ
Borrower	Lisa Haydon				

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below. If it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current -3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	7	6		Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	2.33	2.00		Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	not available	not available	14		Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab Rate)	not available	not available	7.0		Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sales & List Price, DOM, Sales/List %	Prior 7-12 Months	Prior 4-6 Months	Current -3 Months		Overall Trend		
Median Comparable Sale Price	427,900	390,000	398,000		Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	52	54	17		Declining	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	435,000	405,000	419,000		Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	not available	not available	28		Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sales Price as % of List Price	96.2	98	95		Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller (developer, builder, etc.) paid financial assistance prekick?  Yes  No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Conventional and governmental financing is indicated and sales concessions, although not prevalent, are not uncommon. Typical contributions within this specific market area are seller contributions toward purchaser closing costs and generally range in the area of 4-6%. This level of contribution has remained relatively stable over the past year and there are no present indications nor trends that could lead one to logically conclude that a substantial change in this 4-6% range can be expected in the near future.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No

If yes, explain (including the trends in listings and sales of foreclosed properties). Although there have been a limited number of foreclosure sales within the subject's market area, this limited amount of foreclosure sales do not appear to have adversely effected the market.

Cite data sources for above information. Data for the larger general area has been acquired via the Federal Housing Finance Agency, the National Association of Realtors and Standard & Poor's/Case-Shiller Home Price Indices. Data more specific to the subject's immediate market area has been acquired via local MLS systems, Realtors and relevant publications.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The subject is a 1,656 square foot townhouse style dwelling built in 1991 and located in Parsippany Township. Considered in this market trend study are similar style dwellings built between 1991 and 2003 which feature between 1,656 and 1,898 square feet and are similarly located in the same market area. These houses are considered comparable to the subject in that they would typically attract the same potential purchasers as the subject. It was felt that to expand the sample to competing houses of differing utility, design and/or appeal would most probably skew the market trend results. Although the sample is somewhat limited, there appears to be sufficient data required in order to arrive at the above conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current -3 Months	Overall Trend		
Total # of Comparable Sales (Settled)					Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)					Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings					Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab Rate)					Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No

If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

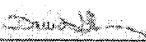
Summarize the above trends and address the impact on the subject unit and project.

Signature	Signature
Appraiser Name	Supervisory Appraiser Name
Company Name	Company Name
Company Address	Company Address
State License/Certification #	State License/Certification #
Email Address	Email Address

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

		Man File No. 4386513   Page #11
		Loan # File # 4386513
<b>USPAP Compliance Addendum</b>		
Buyer/Client	Lisa Haydon	
Property Address	67 Averell Dr	
City	Morris Plains	
Lender	County	State NJ Zip Code 07950
Select Portfolio Servicing, Inc.		
<b>APPRAISAL AND REPORT IDENTIFICATION</b>		
This Appraisal Report is one of the following types:		
<input checked="" type="checkbox"/> Appraisal Report	This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).	
<input type="checkbox"/> Restricted Appraisal Report	This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended use of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.	
<b>ADDITIONAL CERTIFICATIONS</b>		
I certify that, to the best of my knowledge and belief:		
<input checked="" type="checkbox"/> The statements of fact contained in this report are true and correct.		
<input checked="" type="checkbox"/> The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.		
<input checked="" type="checkbox"/> I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.		
<input checked="" type="checkbox"/> I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.		
<input checked="" type="checkbox"/> My engagement in this assignment was not contingent upon developing or reporting predetermined results.		
<input checked="" type="checkbox"/> My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.		
<input checked="" type="checkbox"/> My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.		
<input checked="" type="checkbox"/> This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.		
<b>PRIOR SERVICES</b>		
<input checked="" type="checkbox"/> I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.		
<input type="checkbox"/> I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.		
<b>PROPERTY INSPECTION</b>		
<input type="checkbox"/> I have NOT made a personal inspection of the property that is the subject of this report.		
<input checked="" type="checkbox"/> I HAVE made a personal inspection of the property that is the subject of this report.		
<b>APPRAISAL ASSISTANCE</b>		
Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.		
None		
<b>ADDITIONAL COMMENTS</b>		
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: None		
<b>MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY</b>		
<input checked="" type="checkbox"/> A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.		
<input checked="" type="checkbox"/> A reasonable exposure time for the subject property is 90 day(s).		
<b>APPRAYER</b> <b>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</b>		
Signature: 		Signature: _____
Name: David Gincman		Name: _____
Date of Signature: 07/10/2018		Date of Signature: _____
State Certification # _____		State Certification # _____
or State License # 42RA00097000		or State License # _____
State: NJ		State: _____
Expiration Date of Certification or License: 12/31/2019		Expiration Date of Certification or License: _____
Effective Date of Appraisal: 07/09/2018		Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

USPAP Compliance Addendum 2014

Page 1 of 1

Form ID14EC -- "WinTOTAL" appraisal software by a la mode, inc. -- 1-800-ALAMODE



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**Subject Photos Page**

Borrower/Client	Lisa Haydon		
Property Address	67 Averell Dr		
City	Morris Plains	County	Morris
Lender	Select Portfolio Servicing, Inc.	State	NJ
		Zip Code	07950



**Subject Front**

67 Averell Dr  
Sales Price:  
GLA: 1,656  
Total Rooms: 5  
Total Bedrms: 2  
Total Baths: 2.1  
Location: N/Res;  
View: N/Res;  
Site: 2,614 sf  
Quality: C3  
Age: 27

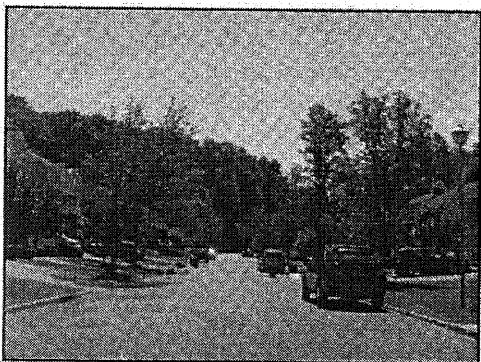


**Subject Street**

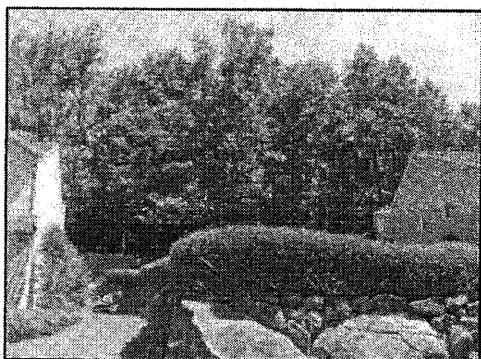
[Main File No. 4366513] Page #13

**Photograph Addendum**

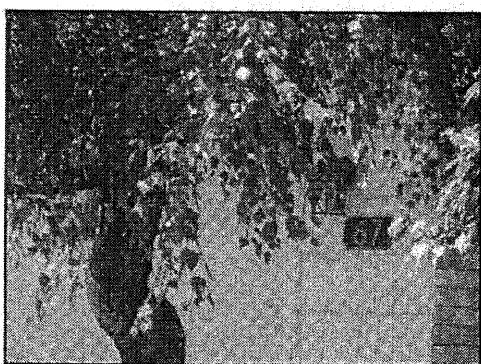
Buyer/Client	Lisa Haydon			
Property Address	67 Averill Dr			
City	Morris Plains	County	Morris	
Landlord	Select Portfolio Servicing, Inc.			



**EAST VIEW STREET SCENE**



**ACROSS STREET SCENE**



**ADDRESS VERIFICATION**

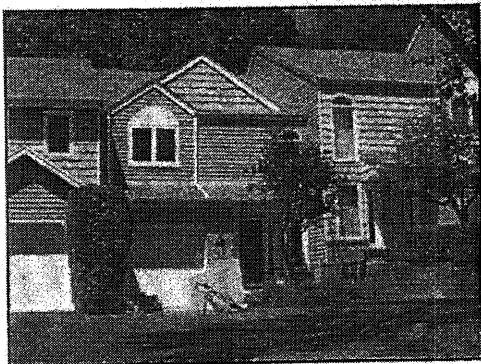
From GPCPIX—WinTOTAL® appraisal software by a la mode, inc. — 1-800-ALAMODE



Main File No. 43865131 Page #14

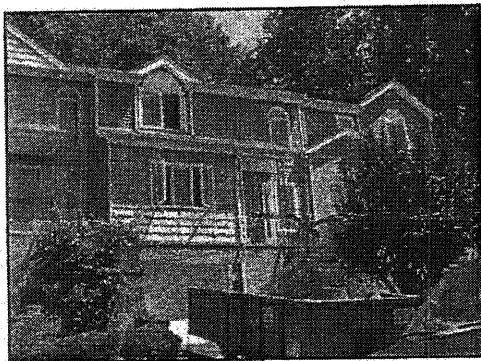
**Comparable Photo Page**

Borrower/Client	Lisa Haydon
Property Address	67 Averill Dr
City	Morris Plains
Lender	Select Portfolio Servicing, Inc.



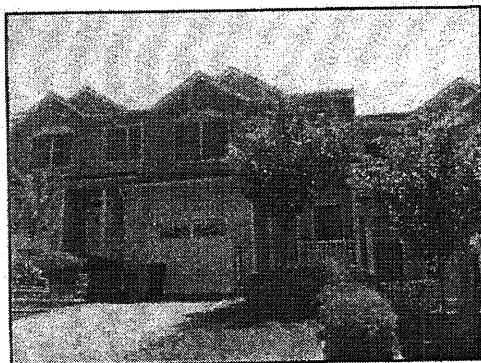
**Comparable 1**

90 Edgefield Dr	
Prox. to Subject	0.06 miles W
Sale Price	410,000
Gross Living Area	1,656
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.1
Location	N;Res;
View	B;Woods;
Site	2,614 sf
Quality	Q3
Age	27



**Comparable 2**

24 Edgefield Dr	
Prox. to Subject	0.12 miles NE
Sale Price	425,000
Gross Living Area	1,896
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2.1
Location	N;Res;
View	B;Woods;
Site	2,614 sf
Quality	Q3
Age	25



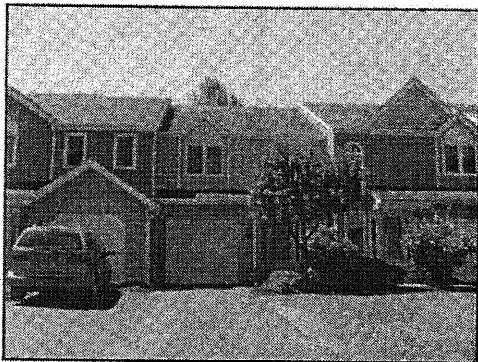
**Comparable 3**

27 Pinfold Ct	
Prox. to Subject	0.94 miles N
Sale Price	398,000
Gross Living Area	1,768
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	2,178 sf
Quality	Q3
Age	17

[Main File No. 4386513] Page #15

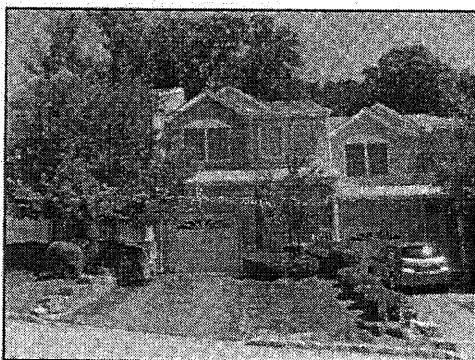
**Listing Photo Page**

Borrower/Client	Lisa Haydon				
Property Address	67 Averell Dr				
City	Morris Plains	County	Morris		
Lender	Select Portfolio Servicing, Inc.	State	NJ	Zip Code	07950



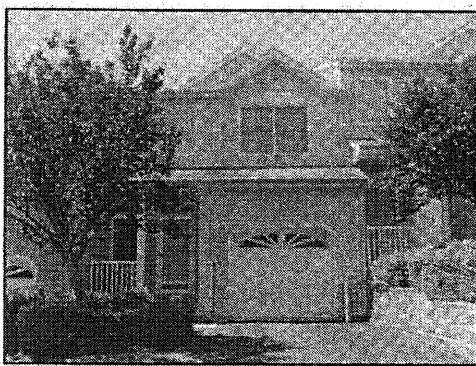
**Listing 1**

15 Edgefield Dr  
Proximity to Subject: 0.10 miles NE  
List Price: 419,000  
Days on Market: 31  
Gross Living Area: 1,656  
Total Rooms: 5  
Total Bedrooms: 2  
Total Bathrooms: 2.1  
Age: 27



**Listing 2**

257 Summerhill Dr  
Proximity to Subject: 1.14 miles N  
List Price: 425,000  
Days on Market: 27  
Gross Living Area: 1,768  
Total Rooms: 5  
Total Bedrooms: 2  
Total Bathrooms: 2.1  
Age: 15



**Listing 3**

64 Summerhill Dr  
Proximity to Subject: 0.99 miles N  
List Price: 429,900  
Days on Market: 6  
Gross Living Area: 1,768  
Total Rooms: 5  
Total Bedrooms: 2  
Total Bathrooms: 2.1  
Age: 17

Form DLSTRNT.DS-R — "WinTOTAL" appraisal software by Alamo, Inc. — 1-800-ALAMODE



Open File No. 43865131 Page #16

**State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE  
Real Estate Appraisers Board

HAS LICENSED

DAVID H. GLINCMAN  
16 HIGHVIEW TERR  
RANDOLPH NJ 07869-1056

FOR PRACTICE IN NEW JERSEY AS A(N): Licensed Residential Appraiser

12/01/2017 TO 12/31/2019

VALID

**42RA00097000**  
LICENSE REGISTRATION CERTIFICATION #

*David H. Glincman*

Signature of Licensee/Registration Certificate Holder

*Shan M. Joyce*

ACTING DIRECTOR

Form SCA — "WinTOTAL" appraisal software by a la mode, Inc. — 1-800-ALAMODE

[Main File No. 4386513] Page #17

**NAVIGATORS INSURANCE COMPANY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

**PLEASE READ THIS POLICY CAREFULLY.**

**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY.**

**DECLARATIONS**

**POLICY NUMBER:** FH14RA1M02758V      **RENEWAL OF:** PH14RA1M02758V

1. **NAMED INSURED:**  
David Gersman dba DG Appraisals
2. **ADDRESS:** 15 Highview Terrace  
Rutherford, NJ 07070
3. **POLICY PERIOD:** **FROM:** 06/07/2018      **TO:** 05/07/2019  
12:01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above.
4. **LIMITS OF LIABILITY:**  
A. \$ 1,000,000      Damages Limit of Liability – Each Claim  
B. \$ 1,000,000      Claim Expenses Limit of Liability – Each Claim  
C. \$ 1,000,000      Damages Limit of Liability – Policy Aggregate  
D. \$ 1,000,000      Claim Expenses Limit of Liability – Policy Aggregate
5. **DEDUCTIBLE (Inclusive of claim expenses):**      A. \$ 500      Each Claim  
B. \$ 1,000      Aggregate
6. **PREMIUM:** \$ 478.00      2.87
7. **RETROACTIVE DATE:** 05/07/2018
8. **FORMS ATTACHED:** NAV RAL DEC      NAV RAL NOTE      NAV RAL 011      NAV RAL 005 HJ  
NAV RAL 002

**PROGRAM ADMINISTRATOR:** McGowan Program Administrators (A Division of McGowan & Company, Inc.)

By Acceptance of this policy the Insured agrees that the statements in the Declarations, and the Application and any attachments hereto are the Insurer's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

**IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.**

*Emily Miner*

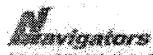
[Emily Miner]  
Secretary

*Stanley A. Galanski*

[Stanley A. Galanski]  
President

NAV RAL DEC (02-14)

Page 1 of 1



Main File No. 43865131 Page #18

Re No. 4386513

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/manufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refurbished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

### Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFN01A — "WINTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

0016239915

CH006

Main File No. 4366513 Page #19

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Quality Ratings and Definitions (continued)

**Q3**

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4**

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5**

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6**

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Abbreviations Used In Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Refo	Refocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sgm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
Wtrfr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

Form 11400FME1A — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE